MANIFESTO

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My main concern is the social affects that are associated with people of a certain socio-economic status living together and what affect that has on the indoctrination of behaviours and attitudes of people.

The link to architecture is the argument that the environment we are surrounded and immersed in affects ones moods and actions.

By using the examples and histories’ of planned, successful developments, the idea is to create a new, medium density development which is based around social aspects ,the improvement of old facilities and correction of mistakes made in the past regarding housing in Broadmeadows.

By Using the Old Ericson site located in Broadmeadows, the possibilities of refitting the existing building an using the surrounding grounds for new housing

Contained within the development and design should be

* Low to Medium scale density housing (for singles and families)
* Parks and recreation
* Community facilities , perhaps a community centre /school/playgroup etc within the existing buildings.
* An emphasis on property maintenance and community interaction.

The design should only be approached after heavy research into the existing conditions of Broadmeadows and the surrounding suburbs as well as the residents and their backgrounds.

To do this it will require

* Research into sub-division patterns of Broadmeadows
* The history and results of council housing in the area.
* An understanding of the needs of the different demographics of residents as well as their budgetary restrictions.

In order to achieve this in a monitory sense re. construction and on going maintenance costs, it will require an up front input from the government and then a scheme will need to be implemented regarding rental costs or home repayments over time.

A suggested scheme for this would be that residents pay ‘rent’ for their properties which in fact is actually contributions to their home payments, people can choose to leave over at any time, at which point any ownership towards the house is forfeited, however perhaps 50% of their payments are returned to them, or they can choose to stay and pay ‘rent’ until the house has been repaid and it becomes is legally theirs. If they choose to leave, they must sell back to the local council at current market value. This would encourage homeownership pride and personal maintenance over a long period.

Although these plans will probably require slight revision when the scheme develops more, however I feel the argument is solid, as is the intention.

Necessarily